

ORDER RECEIVED FOR FILING
DATE 5/20/81
FILED 5/20/81

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve:

That portion of the second amended partial development plan of White Marsh, Section I: Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

THE WHITE MARSH JOINT VENTURE

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

Signature

(Type or Print Name)

100 West Pennsylvania Ave. 825-0545

Address

Towson, Maryland 21204

City and State

Name

Address

102 East Pennsylvania Avenue

Address

Towson, Maryland 21204

City and State

Name

Attorney's Telephone No.

822-1800

BY

100 W. Pennsylvania Ave. 825-0545

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of March, 1981, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout

Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the 4th day of June, 1981, at 9:30 o'clock

---A.M.

Signature

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: May 25, 1981

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-205 SPH Item 169

Petition for Special Hearing
S/S Beaconsfield Drive, 88' E. of Ayr Court
Petitioner - White Marsh Joint Venture

Eleventh District

HEARING: Thursday, June 4, 1981 (9:30 A.M.)

The subject amended partial development plan was approved
by the Baltimore County Planning Board on April 16, 1981.

Signature
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 22, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 169
Petitioner - White Marsh Joint Venture
Special Hearing Petition

Dear Mr. Reid:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originates because of your client's proposal to amend the provisory section that was approved on the partial development plan of Section I Phase 3B of Whitmarsh. As indicated on the petition forms the proposal consists of changing the final orientation of the proposed townhouses, apartments and recreational facilities including the road alignments and also providing an emergency access road off of Lavington Place. This proposed amendment was approved by the Planning Board on April 16, 1981.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEG:bco

Enclosures

cc: George W. Stephens
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 20, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 169 (1980-1981)
Property Owner: The White Marsh Joint Venture
S/S Beaconsfield Dr. 88' E. of Ayr Court
Acres: 17.17 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #117616, executed in conjunction with the development of Nottingham-Section One-Phase 3B (Woodfall), of which this property comprises "Plat of Woodfall Section 1, Phase 3B of White Marsh Sheet 1 of 1", recorded E.B.K., Jr. 41, Folio 41.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 169 (1980-1981).

Very truly yours,

Signature
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

M-W Key Sheet
31 & 32 NE 29 Pos. Sheets
NE 8 11 Topo
72 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

May 18, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #169, Zoning Advisory Committee Meeting, March 24, 1981, are as follows:

Property Owner: The White Marsh Joint Venture
Location: S/S Beaconsfield Drive 88' E. of Ayr Court
Acres: 17.17
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject development plan was approved by the Baltimore County Planning Board on April 16, 1981.

Very truly yours,

Signature
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 19, 1981

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 169, Zoning Advisory Committee Meeting of March 24, 1981, are as follows:

Property Owner: The White Marsh Joint Venture
Location: S/S Beaconsfield Drive 88' E. of Ayr Court
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to approve that portion of the second amended partial development plan of White Marsh, Sec. I, Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access.

Acres: 17.17
District: 11th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Signature
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/kc

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The White Marsh Joint Venture

Location: S/S Beaconsfield Drive 88' E. of Ayr Court

Item No.: 169 Zoning Agenda Meeting of March 24, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

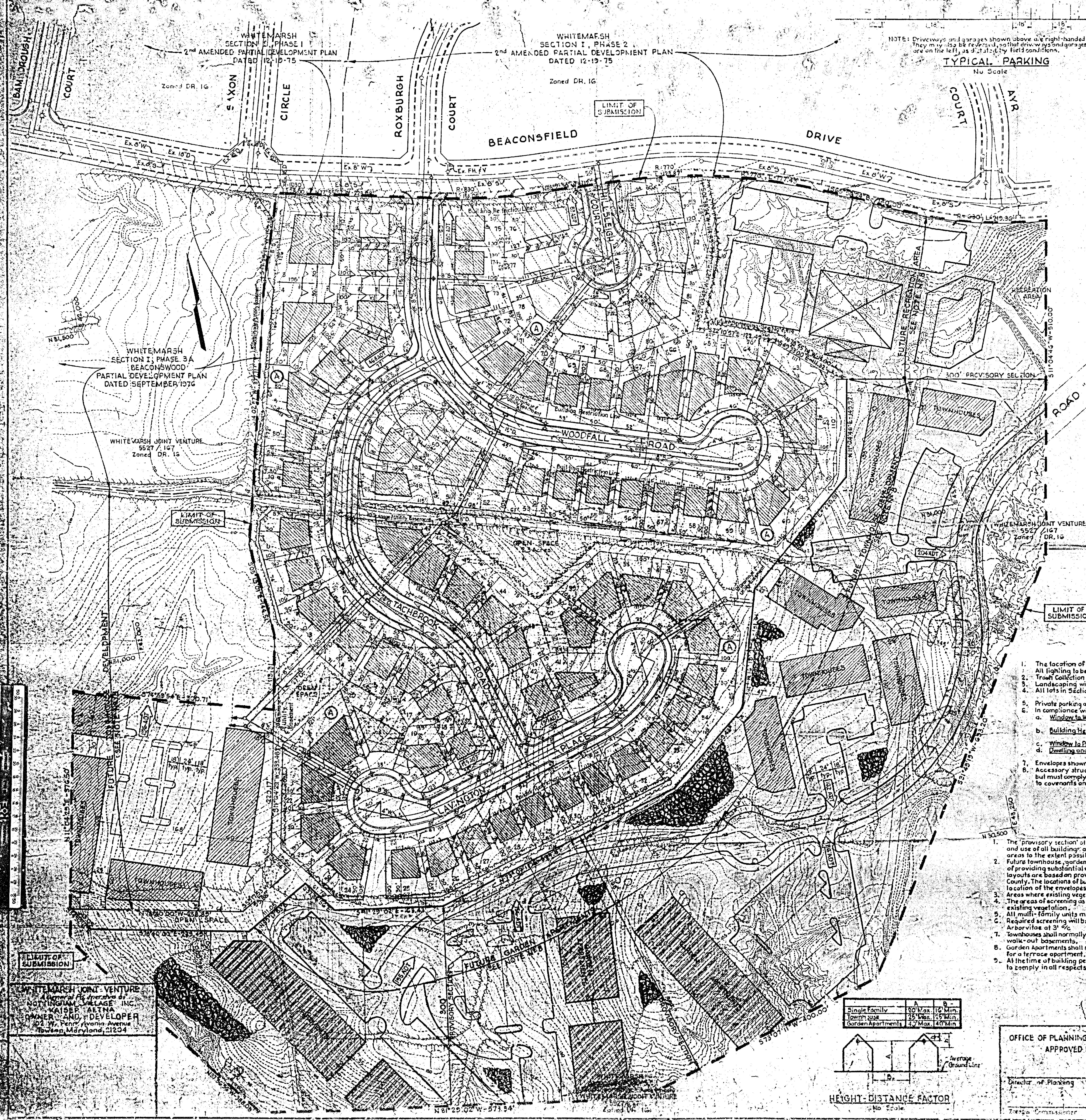
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

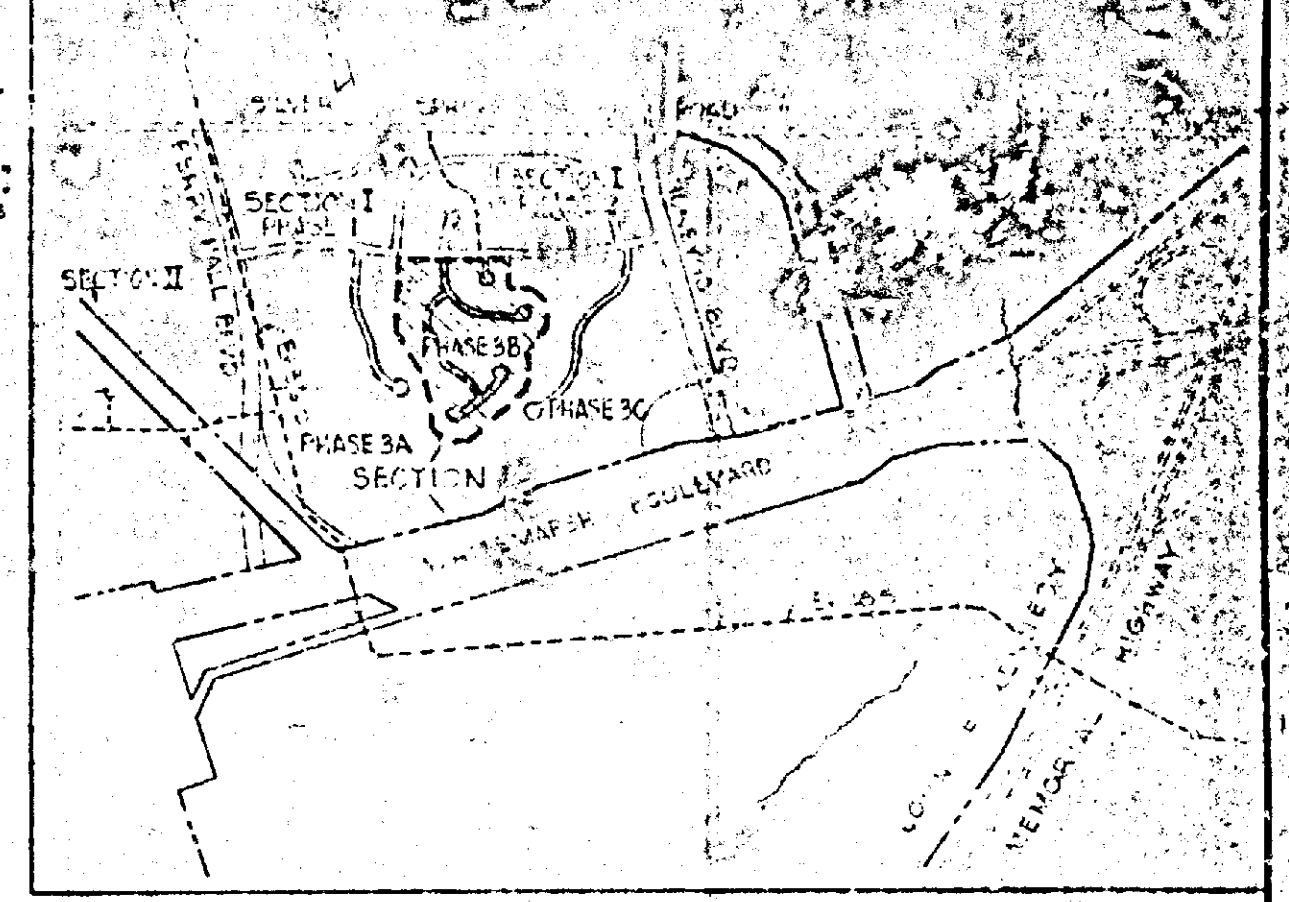
/mb

APPROVED DEVELOPEMENT PLAN



NOTE: Driveways and garages shown above are right-handed. They may also be reversed, so that driveways and garages are on the left as directed by field conditions.

TYPICAL PARKING
No Scale



VICINITY MAP
Scale: 1" = 100'

- NOTES: PANHANDLE LOTS (No. 344 Block A)
- Panhandle lots shall not be further subdivided into lots accommodating additional residences.
 - Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
 - Panhandle lot buyers must be given a record plot of the subdivision by the seller.

DRAINAGE AREA — Whitmarsh Run
CONSTRUCTION SCHEDULE — 1976-1977
SANITARY DESIGN CRITERIA —
90 gal./per person/day x 83 x 3.5 persons = 26,145 gal./day
SECTION I, PHASE 3B — All units for sale

SECTION I, PHASE 3B		PROVISORY SECTION
GROSS AREA	= 17.6 Ac.	19.3 Ac.
EXISTING ZONING	= DR. 16	DR. 16
DR. 16 x 17.8 = Density Units	= 285	309
TOTAL DENSITY UNITS ALLOWED	= 285	309
TOTAL LIVING UNITS PROPOSED	= 89**	146**
TOTAL PARKING SPACES REQUIRED = 83 x 2 = 166		146 x 2 = 292
TOTAL PARKING SPACES PROPOSED	= 166	292
T.O.S. REQUIRED* DR. 16/17.8 = 17.8	= 2.7 Ac.	5% of 19.3 = 2.3 Ac.
T.O.S. PROPOSED	= 2.3 Ac.	2.3 Ac.

- * Open space areas shown are a part of the proposed Open Space outlined on the Preliminary Plan for Whitmarsh Section I, Phase 3B dated Sept. 25, 1975. It is proposed that the ownership and maintenance of this open space, which consists of a network of parks and interconnecting trails, be assumed by Baltimore County.
- Dwelling Units = 89
 - Density Units = 106 (1 = 1.2)
 - Density Units = 40 (1 = 1.2)

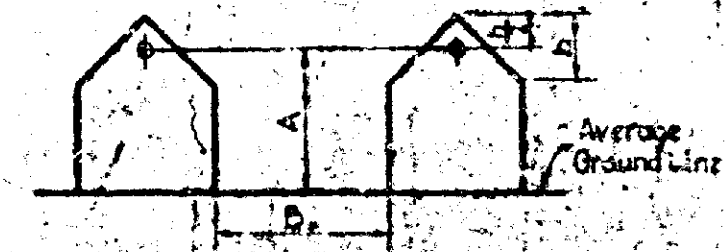
GENERAL NOTES

- The location of street lighting poles are indicated by the symbol.
- All lighting to be installed in the direction of Baltimore County.
- Trash Collection to be twice weekly by Baltimore County.
- Landscaping will be provided by the builder and home owner.
- All lots in Section I, Phase 3B are for sale as improved lots only.
- Private parking areas and driveways shall be paved with a durable and low cost surface (macadam).
- In compliance with Bill #100 and the Comprehensive Manual for Development Policy:
 - Window to Window:** The minimum distance between any facing windows of adjacent dwelling units shall be 40'-0".
 - Building Height:** The maximum height shall be in accordance with Section 20.3 (Height Distance Factor) of the Comprehensive Manual for Development Policy.
 - Window to Property Line:** The minimum distance between the lot line and any window shall be 10'-0".
 - Dwelling and Density Units:** All dwelling units proposed for these 89 single family lots shall be required to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
- Envelopes shown hereon are for the location of all principal buildings only.
- Accessory structures, fences and projections into yards may be constructed outside the envelope but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

PROVISORY SECTION NOTES

- The 'provisory section' of this development plan is intended to establish the location and type of major vegetation, screening, parking areas to the extent possible so as to coincide with the final or permanent improvements.
- Future townhouse, garden apartment and recreational development layouts have been shown for the purpose of providing substantial compliance with the intent and purpose of Sections 1901-1904, 1905, 1906 and 1907 of the Baltimore County Zoning Regulations. The locations of buildings have been indicated by envelopes and it is expected and intended that the location of the envelopes and improvements will be within ten feet of the hereon indicated location.
- Areas where existing vegetation will be preserved and shown as such.
- The areas of screening as shown hereon will be provided as indicated if it becomes impossible to preserve the existing vegetation.
- All multi-family units may be for sale or rent.
- Required screening will be provided, where indicated, by planting 4-5 high Thuja Americana-American Arborvitae at 3' c.
- Townhouses shall normally be two stories high. A third story may be provided where grades allow for walk-out basements.
- Garden Apartments shall normally be three stories high. A fourth story may be provided where grades allow for a terrace apartment.
- At the time of building permit applications, the 'provisory section' of this development plan must be amended to comply in all respects to the form and content required by Section 1901.3.A.5.

	A	B
Single Family	20' Max. 12' Min.	20' Max. 12' Min.
Townhouse	20' Max. 12' Min.	20' Max. 12' Min.
Garden Apartments	20' Max. 12' Min.	20' Max. 12' Min.

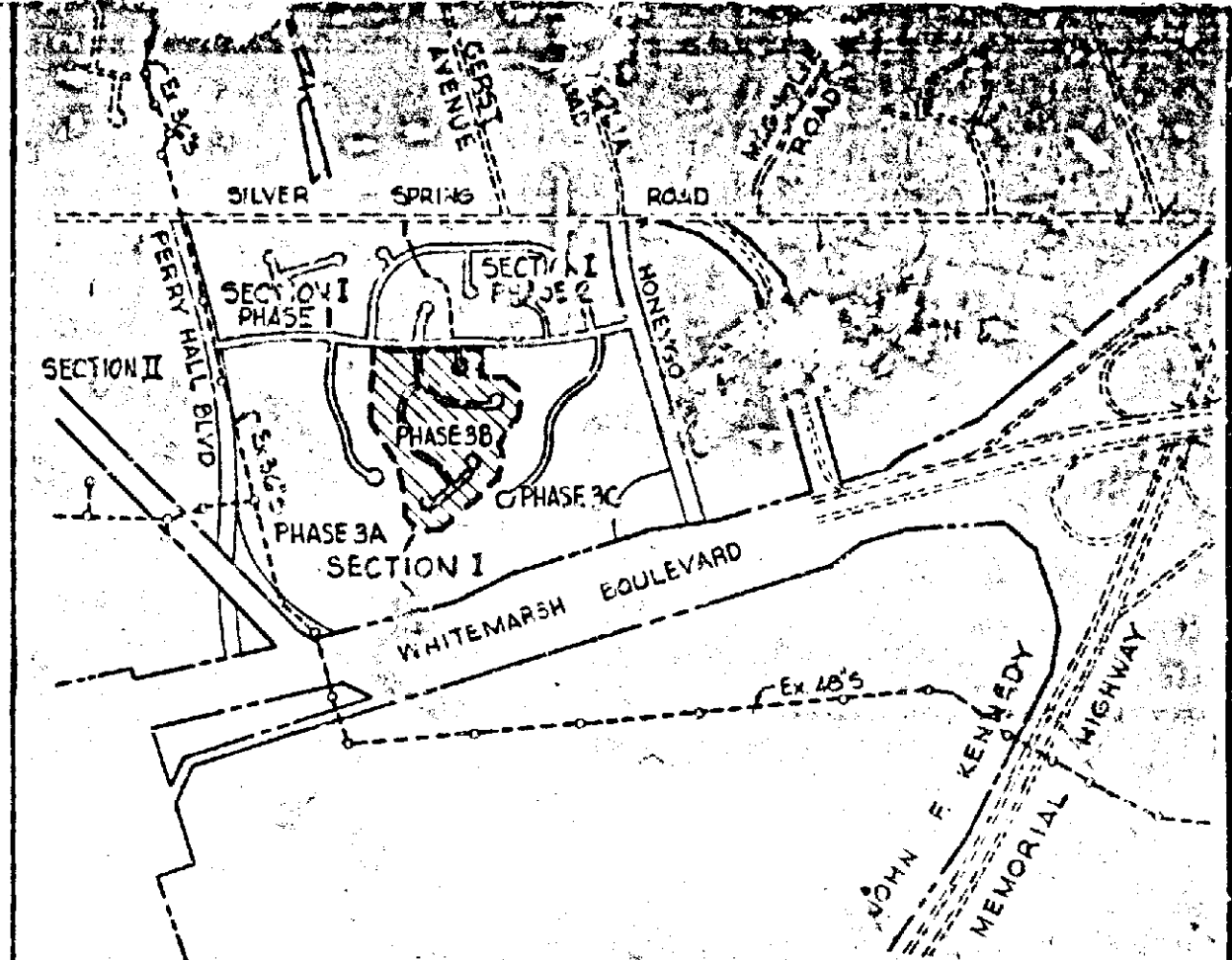
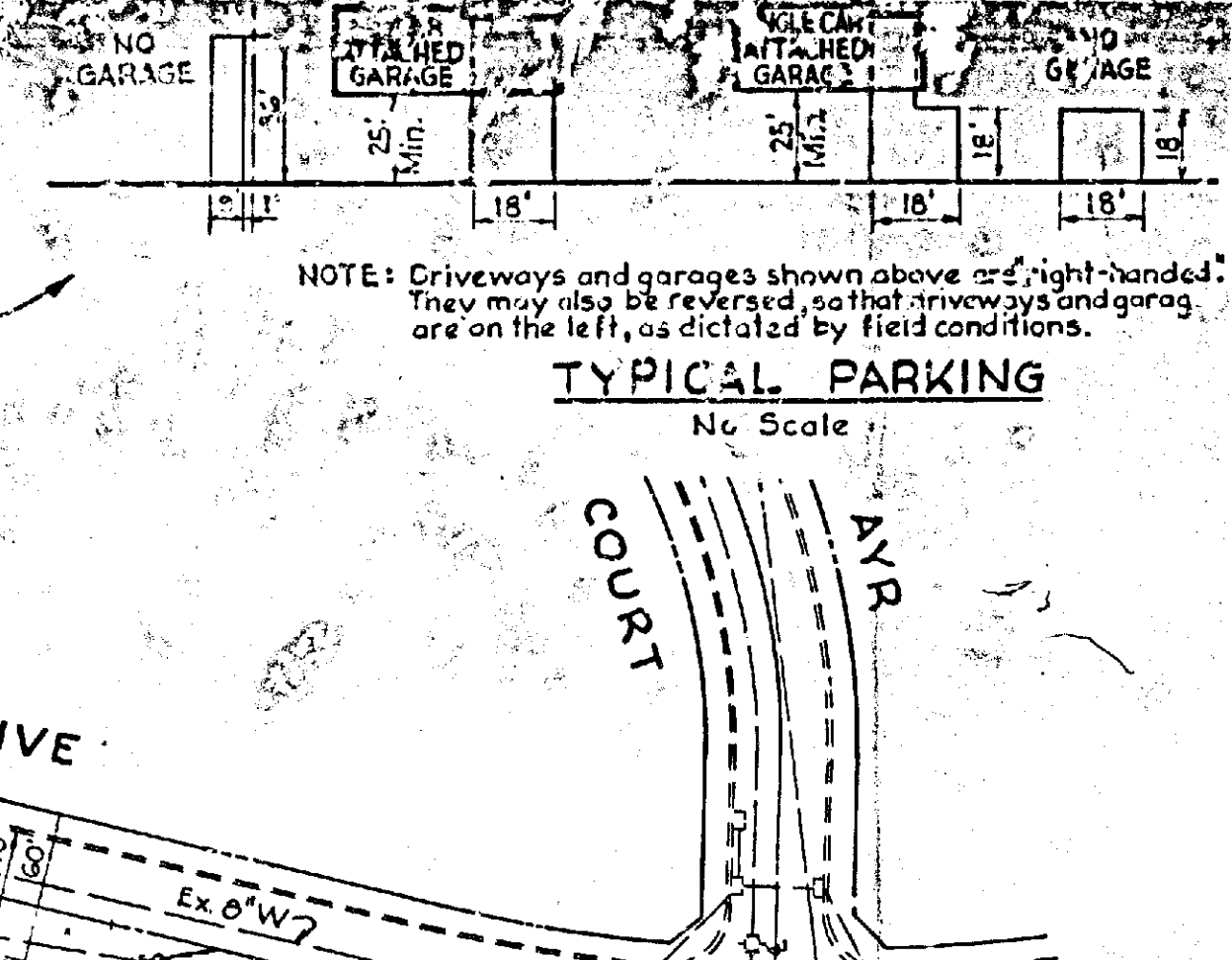


HEIGHT-DISTANCE FACTOR
No Scale

OFFICE OF PLANNING AND ZONING
APPROVED BY _____
Director of Planning _____ Date _____
Zoning Commissioner _____ Date _____

AMENDED PARTIAL DEVELOPEMENT PLAN
WHITMARSH
A Residential Community
SECTION I, PHASE 3B
ELECTION DISTRICT No. 11
BALTIMORE COUNTY, MARYLAND
PETITIONER'S
Date: Feb. 1977

WHITE MARSH JOINT VENTURE
General Corporation of
NOTTINGHAM VILLAGE, INC.
OWNER AND DEVELOPER
102 W. Penn. Avenue
Baltimore, Maryland 21204



VICINITY MAP
Scale: 1"=1000'

- NOTES: PANHANDLE LOTS (No. 344, Block "A")
1. Panhandle lots shall not be further subdivided into lots accommodating additional residences.
 2. Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
 3. Panhandle lot buyers must be given a record plat of the subdivision by the seller.

DRAINAGE AREA — White Marsh Run
CONSTRUCTION SCHEDULE — 1976-1977
SANITARY DESIGN CRITERIA — 90 gal./person/day x 83 x 3.5 persons = 26,145 gal./day
SECTION I, PHASE 3B — All units for sale

SECTION I, PHASE 3B	PROVISORY SECTION I
GROSS AREA = 17.8 AC.	19.3 AC.
EXISTING ZONING = D.R. 16	D.R. 16
D.R. 16 x 17.8 = Density Units = 285	309
TOTAL DENSITY UNITS ALLOWED = 285	309
TOTAL LIVING UNITS PROPOSED = 83 x 3 = 249	146
TOTAL PARKING SPACES REQUIRED = 83 x 2 = 166	146
TOTAL PARKING SPACES PROPOSED = 166	292
L.O.S. REQUIRED: D.R. 16, 15% of 17.8 = 2.7 AC.	5% of 19.3 = 0.96 AC.
L.O.S. PROPOSED = 2.3 AC.	2.9 AC.

- Open space areas shown are a part of the proposed Open Space outlined on the Preliminary Plan for White Marsh Section I, Phase 3B dated Sept. 25, 1975. It is proposed that the ownership and maintenance of this open space, which consists of a network of parks and interconnecting trails, be assumed by Baltimore County.
- Dwelling Units = 83
Density Units = 2 Bedrooms x 106 x 1 = 106
3 Bedrooms x 40 x 3 = 60
166 Density Units

- GENERAL NOTES**
1. The location of street lighting poles are indicated by the symbol.
 2. All lighting to be installed at the direction of Baltimore County.
 3. Trash Collection to be twice weekly by Baltimore County.
 4. Landscaping will be provided by the builder and home owner.
 5. All lots in Section I, Phase 3B are for sale as improved lots only.
 6. Private parking areas and driveways shall be paved with a durable and dustless surface (macadam).
 7. In compliance with Bill #100 and the Comprehensive Manual of Development Policy:
 - a. **Window to Window:** The minimum distance between any facing windows of different dwelling units shall be 40'-0".
 - b. **Building Height:** The maximum height shall be in accordance with Section VB.3 (Height Distance Factor) of the Comprehensive Manual of Development Policy.
 - c. **Window to Property Line:** The minimum distance between the lot line and any facing window shall be 15'-0".
 - d. **Dwelling and Density Units:** All dwelling units shall be family units. All family units shall be considered to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
 8. Envelopes shown hereon are for the location of all principal buildings only.
 9. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenant, and applicable building permits).

- PROVISORY SECTION NOTES**
1. The 'provisory' section of this development plan is intended to establish the final location, orientation, height and use of all buildings and to establish the location and type of major roads, screening, parking areas to the extent possible so as to coincide with the final or permanent improvements.
 2. Future townhouse, garden apartment and recreational development layouts have been shown for the purpose of providing substantial compliance with the intent and purpose of Section 1 B01.3 A, B, 2 and 3. These layouts are based on provisional designs and are subject to subdivision processing and approval by Baltimore County. The locations of buildings to be shown by envelopes and it is expected and intended that the final location of the envelopes and improvements will be within 25 feet of the hereon indicated location.
 3. Areas where existing vegetation will be preserved if possible, shown thusly.
 4. The areas of screening as shown hereon will be provided as indicated if it becomes impossible to preserve the existing vegetation, shown thusly.
 5. All multi-family units may be for sale or rent.
 6. Required screening will be provided, where indicated, by planting 4'-6" high Thuja Americana-American Arborvitae at 3' o/c.
 7. Townhouses shall normally be two stories high. A third story may be provided where grades allow for walk-out basements.
 8. Garden Apartments shall normally be three stories high. A fourth story may be provided where grades allow for a terrace apartment.
 9. At the time of building permit applications, the 'provisory' section of this development plan must be updated to comply in all respects to the form and content required by Section 1 B01.3 A, B.

REASONS FOR 2ND AMENDMENT

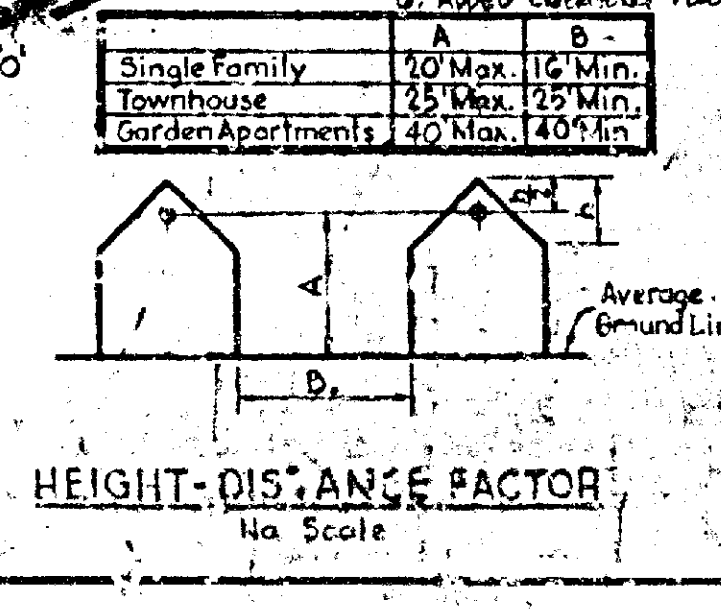
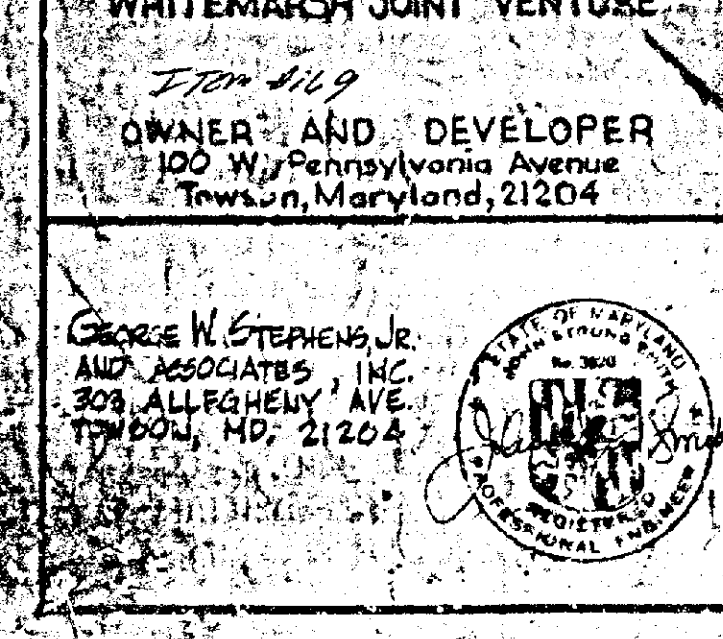
1. Revised Provisional Section Shaded Hereon Which Indicates A Change In Construction Of The Townhouse, Apartment And Road Alignment. (Three Units)
2. Changed Privacy Walls To Conform To 28'-0" Height.

REVISIONS	DATE
3-15-79	Added 8x36 road to typical parking
3-15-79	Deleted Note No. 5
3-15-79	Added 11' wide typical parking street dimensions, notes etc.
3-11-77	Revised General Notes
1-11-77	Revised General Notes

2ND AMENDED PARTIAL DEVELOPMENT PLAN
WHITE MARSH
A Residential Community
SECTION I
PHASE 3 B
ELECTION DISTRICT No. 11
BALTIMORE COUNTY, MARYLAND
OWNED BY WOODFALL PARK ESTATES, INC.
Scale: 1" = 50'
Date: Feb. 14, 1977
2nd Amendment to Jan. 31, 1977

WHITE MARSH JOINT VENTURE
OWNER AND DEVELOPER
100 W. Pennsylvania Avenue
Towson, Maryland, 21204

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
309 ALLEGHEE AVE.
TIMBON, MD. 21204



OFFICE OF PLANNING AND ZONING
APPROVED BY
Director of Planning
Zoning Commissioner

ORDER RECEIVED FOR FILING

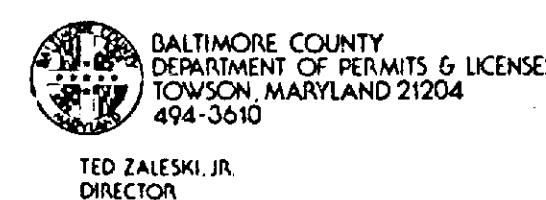
DATE September 27, 1981
BY [Signature]
[Signature]
[Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that the 1st Amended and the 2nd Amended Partial Development Plan of White Marsh, Section I, Phase 3B, to show a change in orientation of townhouses, apartments, recreational facilities, road alignments, and the use of open space as an emergency access, is approved by the Baltimore County Planning Board on September 10, 1981, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of September, 1981, that the 2nd Amended Partial Development Plan of White Marsh, Section I, Phase 3B, revised July 27, 1981, which shows a change in orientation of townhouses, apartments, recreation facilities, road alignments, and the use of open space as an emergency access, in accordance with the said plan, should be approved and, as such, the Petition for Special

Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned development plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

John M. N. Jones
Deputy Zoning Commissioner of
Baltimore County



TED ZALESKI, JR.
DIRECTOR

March 24, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 169 Zoning Advisory Committee Meeting, March 24, 1981
are as follows:

- Property Owner: The White Marsh Joint Venture
Location: S/S Beaconsfield Drive 88' E of Ayr Court
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception to approve the portion of the second amended partial development plan of White Marsh, Sec. I, Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access.
- Acres: 17.17
District: 11th
The items checked below are applicable:
- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes, and other miscellaneous.
 - X B. A building permit shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
 - X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section 9.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
 - X I. Comments: Section 609.4 requires bedroom windows for emergency escape and fire Dept. access. Bill #100 prohibits windows under certain conditions, this should be kept in mind by the designer as it can determine the final size and location of bedroom windows and change the appearance of the structure as well as the type of construction. These comments reflect only on the information provided by the drawing masonry fire wall submitted to the office of Planning and Zoning and are not intended to represent a final decision. If desired additional information may be obtained by visiting Room #12 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Barnham
Charles E. Barnham, Chief
Plans Review

CEB:rvj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 24, 1981

RE: Item No: 166, 167, 168, 169
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Beaconsfield Dr., 88'
E of centerline of Ayr Cr.,
11th District : OF BALTIMORE COUNTY

THE WHITE MARSH JOINT VENTURE, : Case No. 81-205-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of May, 1981, a copy of the foregoing Order was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Plat
for Application for Special Hearing
to Amend Provisory Section,
Section 1 Phase 3B - Development Plan Whitmarsh
Containing 17.17 acres of land more or less

February 18, 1981

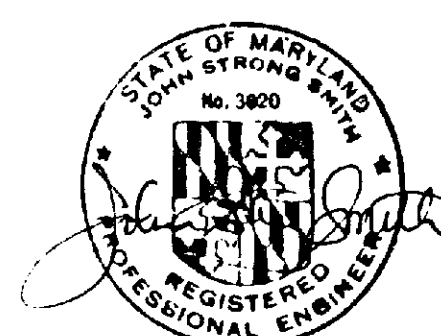
Beginning for the same at a point on the south side of Beaconsfield Drive, 60 feet wide, said point being measured South 62°12'08" East 88 feet more or less from the centerline intersection of Beaconsfield Drive and Ayr Court, thence binding on the outline of said Provisory Section the twenty-eight following lines: (1) South 11°04'46" West 508.26 feet, (2) South 31°49'19" West 695.10 feet, (3) South 73°07'11" West 400.00 feet, (4) North 81°29'02" West 573.34 feet, (5) North 37°36'56" West 388.08 feet, (6) North 11°04'29" East 46.95 feet to the point designated No. 71 as shown on the Plat entitled Plat of Woodfall, Section 1 Phase 3B White Marsh, dated April 1, 1977, and recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. 41 folio 41; thence binding on the southern and eastern outlines of said plat and continuing to bind on said Provisory Section, (7) South 34°32'11" East 43.09 feet (8) South 78°40'00" East 239.49 feet, (9) North 59°17'53" East 111.05 feet, (10) South 37°36'56" East 61.76 feet, (11) South 81°29'02" East 39.11 feet, thence leaving the outlines of said Plat, running the three following lines: (12) North 20°15'30" East 128.73 feet to the edge of paving of Lavington Place, thence binding on the edge of said paving, (13) South 76°53'36" East 12.40 feet and (14) South 9°38'49" West 125.07 feet to intersect the outline of the aforementioned Plat of Woodfall thence continuing to bind on the outlines of said Plat, (15) South 81°29'02" East 88.22 feet, (16) North 73°07'11" East 394.87 feet, (17) North 50°15'19" East 159.42 feet, (18) North 16°10'09" East 181.61 feet, (19) North 49°01'12" East 220.31 feet, (20) North 11°04'46" East 119.97 feet, (21) North 78°55'14" West 15.00 feet (22) North 49°33'00" West 111.32 feet, (23) North 72°10'57" West 122.49 feet, (24) North 21°03'42" East 127.91

Description to Accompany Plat
for Application for Special Hearing
to Amend Provisory Section,
Section 1 Phase 3B - Development Plan Whitmarsh
Containing 17.17 acres of land more or less

February 18, 1981
Page 2

feet and (25) North 1°38'24" East 114.89 feet to the point designated No. 1 on said Plat and to the south side of Beaconsfield Drive, 60 feet wide, as shown on the Plat entitled Resubdivision Plat of Nottingham Woods, Section I Phase II dated December 1, 1975, and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K.Jr. 39 folio 34, thence binding on said side of said Drive, the three following lines: (26) southeasterly by a curve to the right having a radius of 770.00 feet for the distance of 177.43 feet, said arc being subtended by a chord bearing South 72°32'29" East 177.04 feet, (27) South 65°56'24" East 140.00 feet and (28) southeasterly by a curve to the left having a radius of 630.00 feet for the distance of 219.36 feet, said arc being subtended by a chord bearing South 75°54'54" East 218.25 feet to the place of beginning.

Containing 17.17 Acres of land more or less.



PETITION FOR SPECIAL HEARING 11th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: South side of Beaconsfield Drive, 88 ft. East of Centerline of Ayr Court
DATE & TIME: Thursday, June 4, 1981, at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve that portion of the second amended partial development plan of White Marsh, Section I, Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of The White Marsh Joint Venture as shown on plat plan filed with the Zoning Department

Hearing date: Thursday, June 4, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Richard A. Reid, Esquire
102 West Pennsylvania Ave.
Towson, Maryland 21204

May 26, 1981

RE: South side of Beaconsfield Dr.,
88 ft. East of centerline of Ayr Ct.
Petition for Special Hearing
The White Marsh Joint Venture
Case No. 81-205-SPH

Dear Mr. Reid:

This is to advise you that \$116.38 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096900

DATE: May 27, 1981 ACCOUNT: 01-662

AMOUNT: \$116.38

RECEIVED BY: Bruce S. Campbell

FOR: Posting and Advertising of Case 81-205-SPH

344 15 01 28 1163846

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
11th DISTRICT

ZONING: Petition for Special Hearing

LOCATION: South side of Beaconsfield Drive, 58 ft. East of Centerline of Ayr Court

DATE & TIME: Thursday, June 4, 1981, at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve that portion of the second amended partial development plan of White Marsh, Section I: Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of The White Marsh Joint Venture as shown on plat plan filed with the Zoning Department

Hearing date: Thursday, June 4, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

The White Marsh Joint Venture
c/o Richard A. Reid, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204
NOTICE OF HEARING

TIME: 9:30 A.M.

DATE: Thursday, June 4, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

May 5, 1981

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of March, 1981.

Filing Fee \$ 25 Received: Check

Cash

Other

William E. Hammond, Zoning Commissioner

Petitioner: White Marsh Joint Venture
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIV. IN
MISCELLANEOUS CASH RECEIPT
No. 097275

DATE: May 4, 1981 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: George William Stephens, Jr. & Assoc.

FOR: Filing fee for case #81-205-SPH

353125 5

250.00

VALIDATION OR SIGNATURE OF CARRIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: CAS	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

White Marsh



The White Marsh Joint Venture
100 West Pennsylvania Avenue
Towson, Maryland 21204
301/825-0545

February 27, 1981

Office of Planning and Zoning
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: White Marsh, Section I: Phase 3B - Woodfall
Second Amended Partial Development Plan

Gentlemen:

Enclosed please find the petition with required exhibits for a special hearing to approve the Second Amended Partial Development Plan of the above-referenced phase at White Marsh.

We would appreciate whatever action you can take to expedite the scheduling of this hearing. Should you require additional information, please do not hesitate to contact us.

Very truly yours,

Bruce S. Campbell, III

BSC,III:fp
Enclosures
cc: Richard A. Reid, Esq., w/enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond, Zoning Commissioner Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: ZONING COMMENTS

With regard to ZAC meeting of March 24, 1981.
the Department of Traffic Engineering has no comments on items #166, 167, 168 and 169.

Michael S. Flanigan
Engineer Associate II

MSF/bza

4711 Lavington Place
Perry Hall, Maryland 21236

May 26, 1981

Richard Jones
White Marsh Joint Venture
100 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Rich:

In accordance with our telephone conversation of May 23rd, you have agreed to meet with a committee of Woodfall Community Residents to discuss the proposed changes as announced by the posting of the Zoning Commission Special Hearing notice. As a result, I have scheduled a meeting for Wednesday, May 24th at 7:30 P.M. at my home and I have invited a representative group of 6 to 8 Residents to meet with you.

The purpose of our meeting will be to learn the facts related to the proposed changes and discuss their potential impact on the Woodfall Community. Please be sure to bring copies of the original plans for the Woodfall Community and surrounding areas and the new proposed plans for those areas. Also, we will probably want to discuss other relevant development to occur in the surrounding areas (for example, primary roads to and from the new shopping mall; number of units in the apartment and townhouse developments; future development of the Community Recreation Center). Any additional information you can provide will be appreciated.

I look forward to our meeting and feel confident that it will prove valuable to all parties.

Sincerely,

Tianne Baker
Tianne Baker (Ms.)

cc: William Hammond
Tom Bronwell
Al Zawicki

We, the undersigned, agree to allow the Woodfall Citizens Land Use Advisory Committee to represent us at the Zoning Hearing on June 4, 1981 concerning the proposed changes requested by the Whitmarsh Joint Venture to the land adjacent to the Woodfall Community. This does not deny us the right to file suit at a subsequent time regarding these issues.

NAME	ADDRESS
1. Darlene Dwyer	4722 Lavington Place
2. Margaret DuBois	4724 Lavington Place
3. W. Johnson	8500 Woodfall Rd.
4. A. L. Baker	4725 Lavington Place
5. B. L. Baker	4725 Lavington Place
6. Tianne Baker	4711 Lavington Place
7. James Briscoe	8513 Woodfall Rd.
8. Robert Harr	4703 Lavington Place
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We, the undersigned, agree to allow the Woodfall Citizens Land Use Advisory Committee to represent us at the Zoning Hearing on June 4, 1981 concerning the proposed changes requested by the Whitemarsh Joint Venture to the land adjacent to the Woodfall Community. This does not deny us the right to file suit at a subsequent time regarding these issues.

NAME	ADDRESS
1. <u>James M. Dickitt</u>	<u>8514 Woodfall Rd</u>
2. <u>John P. Davis</u>	<u>8513 Woodfall Rd</u>
3. <u>Albert R. Davis</u>	<u>4706 Livingston Place</u>
4. <u>James C. Davis</u>	<u>4706 Livingston Place</u>
5. <u>Robert J. Davis</u>	<u>8404 Woodfall Rd</u>
6. <u>Pharmacy Bldg</u>	<u>8526 Woodfall Rd</u>
7. <u>John A. Davis</u>	<u>8517 Woodfall Rd</u>
8. <u>John A. Davis</u>	<u>8517 Woodfall Rd</u>
9. <u>Candy Dietz</u>	<u>8518 Woodfall Rd</u>
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NAME	ADDRESS
1. <u>E. Jerome Kopeck</u>	<u>4711 Livingston Place</u>
2. <u>Carla Muehle</u>	<u>4712 Livingston Place</u>
3. <u>John Muehle</u>	<u>4717 Livingston Pl</u>
4. <u>William J. Hensley</u>	<u>4719 Livingston Pl</u>
5. <u>Leis P. Hensley</u>	<u>4714 Livingston Pl</u>
6. <u>Charles J. Hensley</u>	<u>4714 Livingston Pl</u>
7. <u>Patricia J. Hensley</u>	<u>4709 Livingston Pl</u>
8. <u>John J. Hensley</u>	<u>4709 Livingston Pl</u>
9. <u>John J. Hensley</u>	<u>4709 Livingston Pl</u>
10. <u>John J. Hensley</u>	<u>4709 Livingston Pl</u>
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NAME	ADDRESS
1. <u>Charles J. Hensley</u>	<u>8501 Woodfall Rd</u>
2. <u>Charles J. Hensley</u>	<u>8506 Woodfall Rd</u>
3. <u>Charles J. Hensley</u>	<u>8503 Woodfall Rd</u>
4. <u>Charles J. Hensley</u>	<u>8509 Woodfall Rd</u>
5. <u>Charles J. Hensley</u>	<u>8424 Tackbrook Rd</u>
6. <u>Charles J. Hensley</u>	<u>8524 Woodfall Rd</u>
7. <u>Charles J. Hensley</u>	<u>8521 Woodfall Rd</u>
8. <u>Charles J. Hensley</u>	<u>8523 Woodfall Rd</u>
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NAME	ADDRESS
1. <u>Donald Callender</u>	<u>8415 Tackbrook Rd</u>
2. <u>Donald Callender</u>	<u>8415 Tackbrook Rd</u>
3. <u>William M. Burns</u>	<u>8502 Woodfall Rd</u>
4. <u>Eugene W. Smith</u>	<u>8504 Woodfall Rd</u>
5. <u>Eugene W. Smith</u>	<u>8504 Woodfall Rd</u>
6. <u>Betty Callender</u>	<u>8415 Tackbrook Rd</u>
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We, the undersigned, agree to allow the Woodfall Citizens Land Use Advisory Committee to represent us at the Zoning Hearing on June 4, 1981 concerning the proposed changes requested by the Whitemarsh Joint Venture to the land adjacent to the Woodfall Community. This does not deny us the right to file suit at a subsequent time regarding these issues.

NAME	ADDRESS
1. <u>MR + MRS JOSEPH R. SEBOROWSK</u>	<u>4705 LIVINGSTON PL</u>
2. <u>4705 LIVINGSTON PL</u>	
3. <u>Mary + John Johnson</u>	<u>4702 Livingston Pl</u>
4. <u>Donna + Jim Johnson</u>	<u>4702 Livingston Pl</u>
5. <u>Richard + Kathleen Spinnella</u>	<u>4704 Livingston Place</u>
6. <u>Mr + Mrs William J. Hensley</u>	<u>8509 Woodfall Rd</u>
7. <u>Mr + Mrs William J. Hensley</u>	<u>8509 Woodfall Rd</u>
8. <u>Mr + Mrs William J. Hensley</u>	<u>8509 Woodfall Rd</u>
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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 3, 1981

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Deaconsfield Dr., 88' E of the
center line of Ayr Ct. - 11th Election
District
The White Marsh Joint Venture -
Petitioner
NO. 81-205-SPH (Item No. 169)

Dear Mr. Reid:

Please be advised that the above captioned matter will be on the Planning Board Committee Agenda on Thursday, September 10, 1981.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG (pwn)
Deputy Zoning Commissioner

JMHJ/mc

cc: David Rodgers, Esquire
211 East Fayette Street
Baltimore, Maryland 21202

Mr. Vince Piscopo
Woodfall Citizens Land Use Advisory Committee
8513 Woodfall Road
Perry Hall, Maryland 21128

Mr. Kenneth Lumpkin
8644 Saxon Circle
Baltimore, Maryland 21236

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eugene A. Bober, Chief
TO: Current Planning and Development
Mrs. Jean M.H. Jung
FROM: Deputy Zoning Commissioner
Petition for Special Hearing to Approve
a Portion of the Second Amended Partial Development
SUBJECT: Plan of White Marsh, Section 1 Phase 3B
Case No. 81-205-SPH (Item No. 169)

Changes to the plan approved by the Planning Board on April 16, 1981, which are currently proposed, are of such magnitude that it appears that further approval by the Planning Board would be appropriate.

It is, therefore, respectfully requested that the Planning Board review the attached comments and plan, comment if it so chooses, and approve or disapprove the plan in light of the further restrictions proposed by the Deputy Zoning Commissioner.

Subsequent to and in consideration of the response by the Planning Board, the Deputy Zoning Commissioner will proceed to make a determination and issue an Order relating to the petition.

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

Pursuant to Section 1B01.3A7 of the Baltimore County Zoning Regulations, a portion of the Second Amended Partial Development Plan of White Marsh, Section 1: Phase 3B which shows a change in orientation of townhouses, apartments, recreational facilities and road alignments and also the use of open space as emergency access, was submitted to and approved by the Baltimore County Planning Board on April 16, 1981 (Petitioners' Exhibit 3).

Subsequently, the matter came before the Deputy Zoning Commissioner on a Petition for Special Hearing for approval. A number of individuals as well as representatives of two community associations attended the zoning hearing and protested specific items in the plan. The hearing was recessed to provide ample time for protestors and petitioner to agree to certain changes in the plan; those changes being reflected on Petitioner's Exhibit 4.

The Deputy Zoning Commissioner is amenable to the proposed changes except for a proposed lengthy six-foot high fence between neighborhoods. The Deputy Zoning Commissioner is inclined to grant the approval of the Second Amended Partial Development Plan of White Marsh, Section 1, Phase 3B as defined and outlined above, in accordance with the site plan filed with the petition, dated January 28, 1981, marked Petitioner's Exhibit 3 and as amended by Petitioner's Exhibit 4, subject, however, to the following restrictions:

1. A four-foot high fence shall be located only in the two areas adjacent to the parking lots and for a distance of 20 feet on each side of the gate or chained entrance.
2. Screening in those areas indicated on Petitioner's Exhibit 4, shall be dense and evergreen and in accordance with a landscaping plan approved by the Current Planning and Development Division.
3. Approval of the aforementioned site plan, incorporating the above

restrictions by the Department of Public Works, the Fire Department, and the Office of Planning and Zoning.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS
301 ALLEGHENY AVENUE
TOWSON, MD 21204
875-8120

JOINT VENTURE
BRANCH OFFICE
EQUITABLE BLDG.
220 S. MAIN ST.
BAL. AIR, MD 21014
875-1500
875-3800

Date: July 25, 1981

To: Current Planning Division
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Whitmarsh Section 1 Phase 3-B
Amended Development Plan

Attention: Mr. Eugene A. Robar, Chief

Gentlemen:

☐ We are submitting ☒ Herewith ☐ Under Separate Cover
☐ We are forwarding
☐ We are returning

COPIES	DESCRIPTION
1	Print of Development Plan revised to reflect changes agreed upon at Public Hearing.

Remarks:
Please notify attorney for protest group and request Planning Board approval of revised, Amended Development Plan.

☐ In accordance with your request
☐ For your review
☐ For processing
☐ Plans review and accepted
☐ Plans review and accepted as noted

☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Meeting requested

For further information, please contact the writer at this office.

Sincerely yours,

Enclosure
cc: Ms. Jean Tung
Mr. Richard Jones

Date:

Received by

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
Norman E. Gerber
Director of Planning and Zoning

Date: October 9, 1981

Subject: Petition #81-205 SPH

Please be advised that the Planning Board, at its meeting on September 10, 1981, recommended approval of the 2nd Amended Partial Development Plan of White Marsh Section 1 Phase 3B, dated July 27, 1981. The amendments as shown on Petitioners Exhibit #4 were incorporated in the above plan. With regard to the proposed fence, the Board specifically recommended that it be six feet in height.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:rh

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 14, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or before the 14th day of June, 1981, the day of publication appearing on the 14th day of May, 1981.

THE JEFFERSONIAN

Shirley A. Strickland
Manager

Cost of Advertisement, \$

2004' East 80.11' feet, thence leaving the outline of said Plat, running the three following lines: (1) North 20°15'30" East 120.75' feet to the edge of paving of Lavington Place, thence binding on the edge of said paving, (13) South 76°53'36" East 12.40' feet and (14) South 9°38'49" West 125.07' feet to intersect the outline of the aforementioned Plat of Woodfall thence continuing to bind on the outline of said Plat, (15) South 81°29'02" East 58.22' feet, (16) North 73°07'11" East 394.87' feet, (17) North 50°15'19" East 16.42' feet, (18) North 16°10'09" East 181.81' feet, (19) North 49°01'12" East 220.31' feet, (20) North 11°04'48" East 149.97' feet, (21) North 78°55'14" West 14.00' feet, (22) North 49°32'00" West 111.32' feet, (23) North 78°10'37" West 122.49' feet, (24) North 21°03'42" East 127.91' feet, and (25) North 138°24' East 114.89' feet to the point designated No. 1 on said Plat and to the south side of Beaconsfield Drive, 60 feet wide, as shown on the Plat entitled Resubdivision Plat of Nottingham Woods, Section 1, Phase II dated December 1, 1975, and recorded among the Plat Records of Baltimore County, Maryland, in Plat Book E.H.K. Jr. 39 folio 34, thence binding on said side of said Drive, the three following lines: (26) southeasterly by a curve to the right having a radius of 177.43' feet, and being subtended by a chord bearing South 72°32'28" East 177.04' feet, (27) South 49°56'24" East 140.00' feet and (28) southeasterly by a curve to the left having a radius of 630.00' feet for the distance of 218.36' feet, said arc being subtended by a chord bearing South 76°44'54" East 218.85' feet to the place of beginning. 3.2. Containing 17.17 acres of land, more or less.

Being the property of The White Marsh Joint Venture as shown on plat plan filed with the Zoning Department.

Hearing date: Thursday, June 4, 1981, at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF:
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., May 14, 1981

This is to Certify, That the annexed Notice

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 14 successive weeks before the 14th day of May, 1981.

Shirley D. W. Jones, Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11 Date of Posting: 5/17/81

Posted for: Petition for Special Hearing

Petitioner: White Marsh Joint Venture

Location of property: 3 1/2 Beaconsfield Dr. 9.8 ft. East of intersection of Ave. 1 & 2.

Location of Signs: 2 facing intersection of Ave. 1 & 2; 2 along driveway shown on West side of Nottingham.

Remarks:

Posted by: Brian L. Leman Date of return: 5/22/81

Number of Signs: 2

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

cc: George V. Stephens
303 Allingbery Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

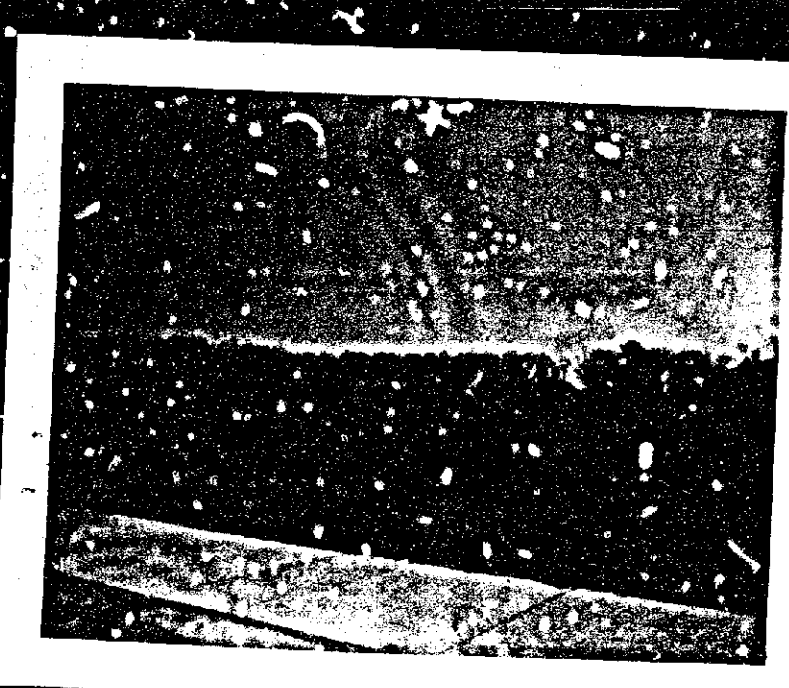
Your Petition has been received and accepted for filing this 25th day of March, 1981.

William E. Hammond
Zoning Commissioner

Petitioner: White Marsh Joint Venture

Petitioner's Attorney: Richard A. Reid, Esq.

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee



[illegible]

TYPICAL PARKING
No Scale

VICINITY MAP
Scale: 1"=1000'

NOTES: PANHANDLE LOTS (No. 364, Block "A")

1. Panhandle lots shall not be further subdivided into lots accommodating additional residences.
2. Refuse collection, snow removal and road maintenance are provided to the junction of the panhandle and the street right-of-way line only and not onto the panhandle lot driveway.
3. Panhandle lot buyers must be given a record plot of the subdivision by the seller.


DRAINAGE AREA — Whitmarsh Run
CONSTRUCTION SCHEDULE — 1976-1977
SANITARY DESIGN CRITERIA —
90 gal./person/day x 83 x 3.5 persons = 26,145 gal./d
SECTION I, PHASE 3B — All units for sale

SECTION I, PHASE 3B		PROVISIONARY SECTION
GROSS AREA	= 17.8 Ac.	19.3 Ac.
EXISTING ZONING	= D.R. 16	D.R. 16
D.R. 16 x 17.8 = Density Units	= 285	309
TOTAL DENSITY UNITS ALLOWED	= 285	309
TOTAL LIVING UNITS PROPOSED	= 83 **	100 **
TOTAL PARKING SPACES REQUIRED = 83 x 2 = 166		146 x 2 = 292
TOTAL PARKING SPACES PROVIDED = 166		292
F.L.O.S. REQUIRED (D.R. 16 = 5% of 47.8 = 2.7 Ac.)		15% of 19.3 = 2.9 Ac.
F.L.O.S. PROPOSED	= 2.3 Ac.	2.9 Ac.



* Open space areas shown are a part of the proposed Open Space outlined on the Preliminary Plan for Whitmarsh Section I, Phase 3, dated Sept. 25, 1975. It is proposed that the ownership and maintenance of this open space, which consists of a network of parks and interconnecting trails, be assumed by Baltimore County.

** Dwelling Units = 83 14-1
Density Units = 2 Bedroom x 1 = 106 (14-1)
1 Bedroom = 40 x 75 = 40 27
65 Density Units

GENERAL NOTES

1. The location of street lighting poles are indicated by the symbol . All lighting to be installed in the direction of Baltimore County.
2. Trash Collection to be provided weekly by Baltimore County.
3. Landscaping will be provided by the builder and home owner.
4. All lots in Section I, Phase 3B are for sale as improved lots only.
5. Private parking area and driveways shall be paved with a durable and dustless surface (macadam) in compliance with Bill #100 and the Comprehensive Manual of Development Policy.
6. Window to Window: The minimum distance between any facing windows of different dwelling units shall be 40'-0".
7. Building Height: The maximum height shall be in accordance with Section 8B.3 (Height and Distance Rule) of the Comprehensive Manual of Development Policy.
8. Window to Property Line: The minimum distance between any building and any facing window shall be 15'-0".
9. Dwelling and Density Units: All dwelling units proposed for these 63 single family lots shall be considered to have three or more bedrooms and each dwelling unit is equivalent to 1.5 density units.
10. Envelopes shown herein are for the location of all principal buildings only.
11. Accessory structures, fences and other projections into yards may be constructed outside the envelope, but must comply with the setbacks of 30' of the Baltimore County Zoning Regulations, (subject to covenants and applicable building permits).

PROVISORY SECTION NOTES

- ### PROVISIONAL SECTION NOTES
1. The "provisory" section of this development plan is intended to establish the final location, orientation, height and use of all buildings and all landscaping and screening at this location. These locations, heights, screening, parking areas to the extent possible so as to coincide with the final or permanent improvements.
 2. Future townhouse, garden apartment and recreational development layouts have been shown for the purpose of providing substantial compliance with the intent and purpose of Section 1801.3.4, A, B, 2 and 5. These layouts are based on provisional designs and are subject to subdivision processing and approval by Baltimore County. The location of these buildings have been indicated by envelopes and it is expected and intended that the final location of the envelopes and improvements will be within 25% of the herein indicated location.
 3. Areas where existing vegetation will be preserved, if possible, shown thusly: 
 4. The areas of screening as shown hereon will be provided as indicated if it becomes impossible to preserve the existing vegetation, shown thusly: 
 5. All multi-family units may be of 1 or 2 story.
 6. Required screening will be provided, where indicated, by planting 4'-5" high Trixio Americana-Americana Arborvitae at 3' @.
 7. Townhouses shall normally be two stories high. A third story may be provided where grades allow for walk-out basements.
 8. Garden Apartments shall normally be three stories high. A fourth story may be provided where grades allow for a terrace apartment.
 9. At the time of building permit applications, the "provisory" section of this development plan must be updated

REASONS FOR 2ND AMENDMENT

1. Revised Provisory Section Shown Shaded
Harrison, Which Indicates A Change In Orientation
Of The Townhouse Apartments And Road
Alignments Therein.
2. Changed Provisory Note #2 (Perfect To 25 Feet)

OFFICE OF PLANNING AND ZONING
APPROVED BY

Director of Planning

Young, Christopher	1st
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Content required by Section 1801.3.A.5	
9-13-79	Added 18X56' posted to Typical Parking
9-23-77	Deleted Note No. 5
9-18-77	Added street gate, typical parking street dimensions, notes, etc.
9-11-77	Revised General Notes
DATE	DESCRIPTION
REVISIONS	
2ND AMENDED PARTIAL DEVELOPMENT PLAN	
WHITEMARSH	
A Residential Community SECTION I	
PHASE 3 B	
ELECTION DISTRICT No. 11	
<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px auto;">3</div>	
<div style="display: flex; justify-content: space-between;"> <div> PETITIONER'S EXHIBIT 3 </div> <div> CITY, MARYLAND, 2006 E.K. de A. Folio A Date: Feb. 19, 1977 </div> </div>	

EXHIBIT 3

OWNER AND DEVELOPER
100 W. Pennsylvania Avenue
Towson, Maryland, 21204

GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
303 ALLEGHENY AVE.
TOWSON, MD. 21204

WHITE MARSH
Section 1, Phase 4
Residential Bldg. 2 Apartments
WHITE MARSH JOINT VENTURE
5527/167
Zoned DP, 16

TOTAL LIVING UNITS PROPOSED =

165

2 Bedroom = 141 x 1 = 141
1 Bedroom = 24 x 15 = 12
153 Density Units

LEGEND

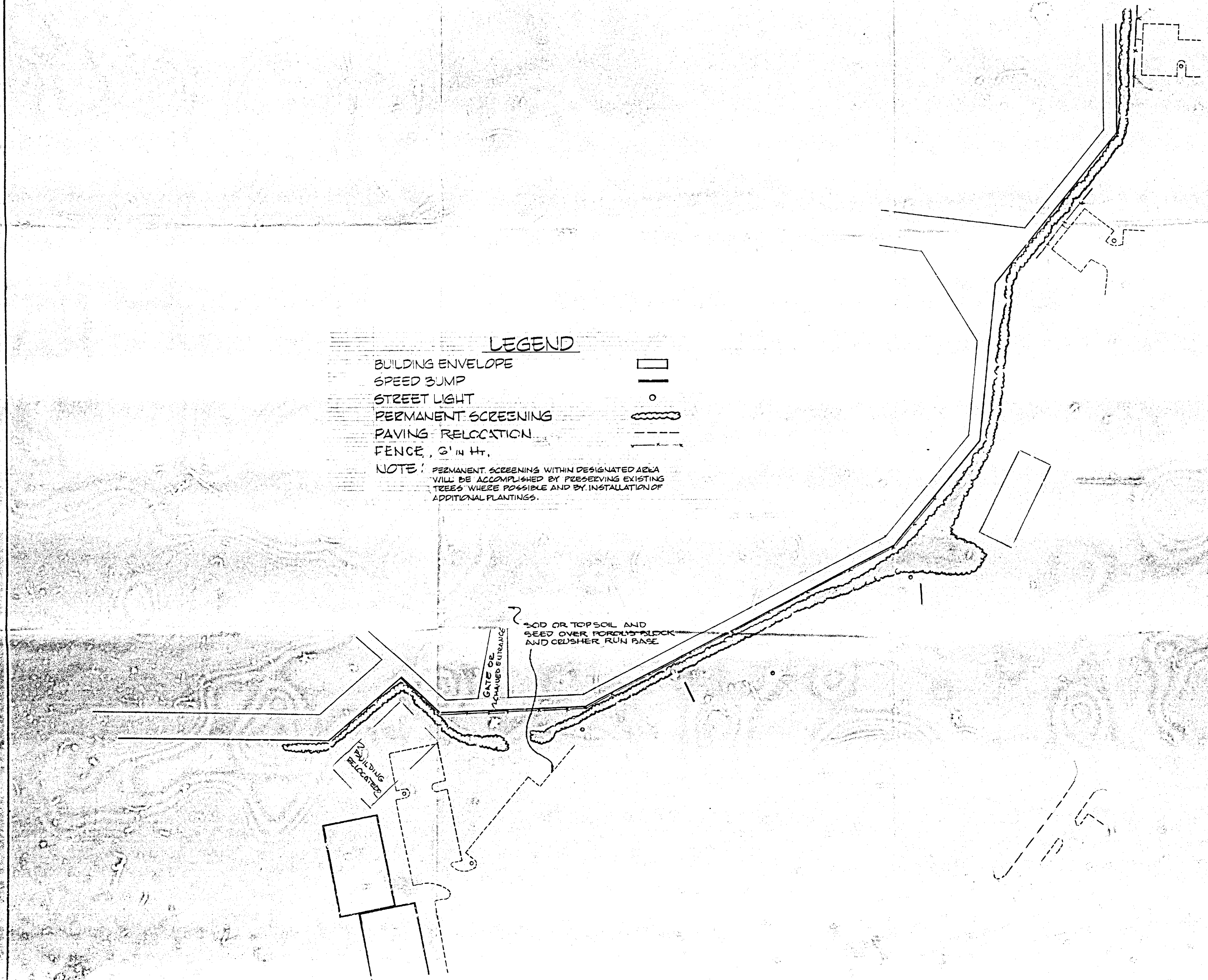
- BUILDING ENVELOPE
- SPEED BUMP
- STREET LIGHT
- PERMANENT SCREENING
- PAVING RELOCATION
- FENCE, 3' IN HT.

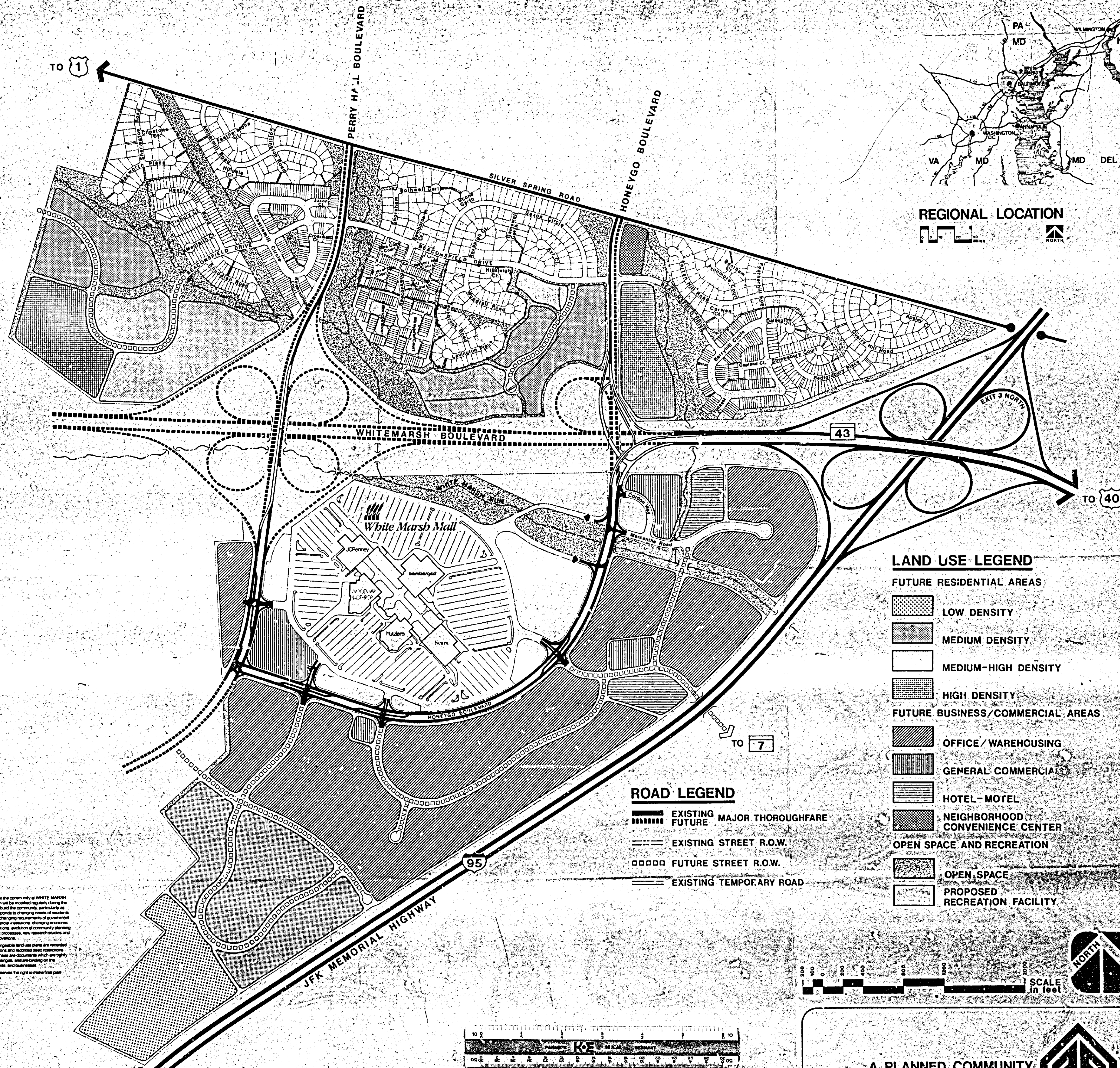
NOTE: PERMANENT SCREENING WITHIN DESIGNATED AREA WILL BE ACCOMPLISHED BY PRESERVING EXISTING TREES WHERE POSSIBLE AND BY INSTALLATION OF ADDITIONAL PLANTINGS.

200 OR TOP SOIL AND SEED OVER FORCING BLOCK AND CRUSHER RUN BASE

GATE OR CHANGED ENTRANCE

PAVING RELOCATION





REGIONAL LOCATION

- LAND USE LEGEND**
- FUTURE RESIDENTIAL AREAS**
- LOW DENSITY
 - MEDIUM DENSITY
 - MEDIUM-HIGH DENSITY
 - HIGH DENSITY
- FUTURE BUSINESS/COMMERCIAL AREAS**
- OFFICE/WAREHOUSING
 - GENERAL COMMERCIAL
 - HOTEL-MOTEL
 - NEIGHBORHOOD CONVENIENCE CENTER
- OPEN SPACE AND RECREATION**
- OPEN SPACE
 - PROPOSED RECREATION FACILITY

- ROAD LEGEND**
- EXISTING MAJOR THOROUGHFARE
 - FUTURE MAJOR THOROUGHFARE
 - EXISTING STREET R.O.W.
 - FUTURE STREET R.O.W.
 - EXISTING TEMPORARY ROAD

Land use plans for the community at WHITE MARSH are designs which will be modified regularly during the years required to build the community, particularly as the developer responds to changing needs of residents and businesses, changing requirements of government agencies and financial institutions, changing economic and market conditions, evolution of community planning and development processes, new research studies and technological innovations.

In contrast to changeable land use plans are recorded plans for infrastructure and recorded deed restrictions affecting them. These are documents which are highly resistant to change, and are binding on the developer, residents, and businesses.

The developer reserves the right to make land use change decisions.

MASTER DEVELOPER:
NOTTINGHAM PROPERTIES, INC.
100 West Pennsylvania Ave
Towson, Maryland 21204

LAND PLANNERS:
RTKL ASSOCIATES, INC.
Village of Cross Keys
Baltimore, Maryland 21210

ENGINEERS:
WHITMAN REGUARDT & ASSOCIATES
1111 North Charles Street
Baltimore, Maryland 21202

REVISED: APRIL 1, 1981

A PLANNED COMMUNITY
WHITE MARSH
BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT